

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**(LLC to Individual)**

Doc#: 1628739053 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/13/2016 08:48 AM Pg: 1 of 3

Dec ID 20161001665827  
ST/CO Stamp 0-479-835-968 ST Tax \$680.50 CO Tax \$340.25  
City Stamp 1-156-798-272 City Tax: \$7,145.25

**THE GRANTOR**, B & N Builders-Eddy, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Members of said company, **CONVEY(S) and WARRANT(S)** to Evert T. Means and Carol Hall, a husband and wife, joint tenants with rights of survivorship and as tenants in common, but as tenants by the entirety (**GRANTEE'S ADDRESS**) 1165 West Eddy Street, Unit #3W, Chicago, IL 60657 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

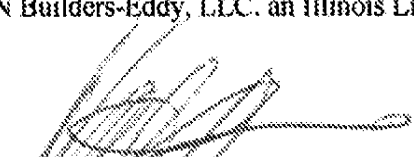
**SUBJECT TO:** (i) general real estate taxes not yet due; (ii) covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions, restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.


THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 14-20-401-005-0000, 14-20-401-006-0000  
Address(es) of Real Estate: 1165 West Eddy St. #3W, Chicago, IL 60657

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managers, this Six day of October, 2016.

B & N Builders-Eddy, LLC, an Illinois Limited Liability Company

By   
Matthew Buckler, President of  
Meade Construction, Inc., an Illinois corporation  
Manager of B & N Builders-Eddy, LLC

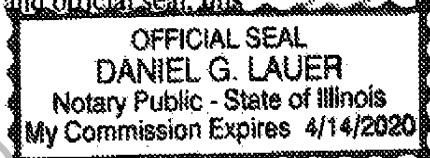
By   
Piotr Nieroda, President of  
Nieroda Construction, Inc., an Illinois corporation  
Manager of B & N Builders-Eddy, LLC

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Matthew Buckley, personally known to me to be the Manager of the B & N Builders-Eddy, LLC, an Illinois Limited Liability Company, and Piotr Nieroda, personally known to me to be the Manager of B & N Builders-Eddy, LLC, an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such Managers signed and delivered the said instrument and caused the company seal of said company to be affixed thereto, pursuant to authority given by the Board of Directors of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of October, 2016.



(Notary Public)

*Prepared By:* Daniel G. Lauer (Attorney at Law)  
1424 W. Division St.  
Chicago, IL 60642

*Mail To:*

~~Joel L. Lipman~~ EVERETT TROY MEANS and CAROL HALL  
~~3104 West Touhy~~ 1410 GLOURIE DR.  
~~Chicago, IL 60645~~ HOUSTON, TX 77055

*Name & Address of Taxpayer:*

Evert Troy Means and Carol Hall  
~~1465 West Eddy Street, Unit #3~~ 1410 GLOURIE DR.  
~~Chicago, IL 60657~~ HOUSTON, TX 77055

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

**Order No.:** 16CR5503918LP

**PARCEL 1:**

UNIT 3W IN THE 1165 WEST EDDY STREET CONDOMINIUMS, AS DELINEATED ON A THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 AND 9 IN BLOCK 3 IN ERNEST J. LEHMANN'S SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 10, 2016 AS DOCUMENT NUMBER 1607029030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF G-3W, S-3W AND R-3W, LIMITED COMMON ELEMENTS, AS DESCRIBED IN THE DECLARATION OF CONDOMNIUM AFORESAID RECORDED MARCH 10, 2016 AS DOCUMENT NO.1607029030.

Submitted to Cook County Clerk's Office